095.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,600 /	897,600
					USE VALUE:	897,600 /	897,600
					ASSESSED:	897,600 /	897,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAVIN MARGARET A
Owner 2:	
Owner 3:	
Street 1:	36 UPLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROTMAN LEONARD M--ETAL -
Owner 2:	GAVIN MARGARET A -
Street 1:	36 UPLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Clapboard Exterior and 3241 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9100.000	411,900	600	485,100	897,600
Total Card	0.209	411,900	600	485,100	897,600
Total Parcel	0.209	411,900	600	485,100	897,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.99 | /Parcel: 276.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62498

GIS Ref

GIS Ref

Insp Date 11/14/18

!7823!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,900	600	9,100.	485,100	897,600	897,600	Year End Roll	12/18/2019
2019	101	FV	326,200	600	9,100.	485,100	811,900	811,900	Year End Roll	1/3/2019
2018	101	FV	326,200	600	9,100.	415,800	742,600	742,600	Year End Roll	12/20/2017
2017	101	FV	326,200	600	9,100.	388,100	714,900	714,900	Year End Roll	1/3/2017
2016	101	FV	326,200	600	9,100.	332,600	659,400	659,400	Year End	1/4/2016
2015	101	FV	306,600	700	9,100.	298,000	605,300	605,300	Year End Roll	12/11/2014
2014	101	FV	306,600	700	9,100.	275,800	583,100	583,100	Year End Roll	12/16/2013
2013	101	FV	306,600	700	9,100.	263,000	570,300	570,300		12/13/2012

PRINT

Date	Time
12/10/20	22:25:45

LAST REV

Date	Time
05/07/19	14:49:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7823

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTMAN LEONARD	57259-224		8/5/2011	Convenience	1	No	No		
	14526-427		1/1/1982		75,000	No	No		Y

USER DEFINED

Prior Id # 1:	62498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2004	665	Addition	113,000			G6	GR FY06	16x28, 3 new bths,
8/19/1996	381	Manual	3,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
2/19/2009	Meas/Inspect	189	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
3/31/2001	Inspected	201	PATRIOT
10/30/2000	Hearing N/C	163	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9100		Sq. Ft.	Site		0	70.	0.76	4									485,101						485,100	

Total AC/HA: 0.20891 | Total SF/SM: 9100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,101 | Spl Credit | Total: 485,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09099114
Const Adj.:	0.99989998
Adj $ / SQ:	114.543
Other Features:	110150
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506039
Depreciation:	94123
Depreciated Total:	411915

COMMENTS

OF=SINK IN BMT & XTRA SHOWER IN FBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1					

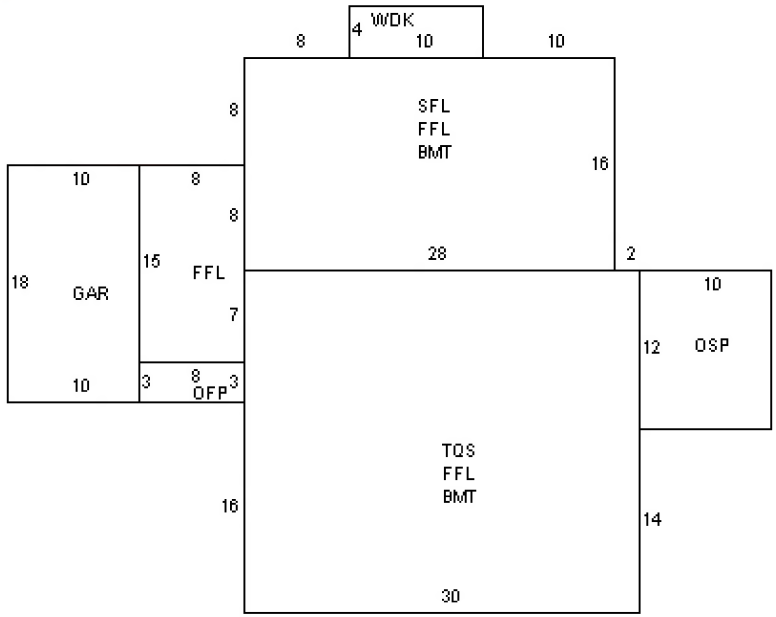
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.00
Special Features:	0	Val/Su Net:	103.67
Final Total:	411900	Val/Su SzAd	172.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	114.540	154,403
BMT	Basement	1,228	53.970	66,271
TQS	3/4 Story	585	114.540	67,007
SFL	Second Floor	448	114.540	51,315
GAR	Garage	180	28.890	5,199
OSP	Screen Porch	120	33.270	3,993
WDK	Deck	40	16.000	640
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,973	Total:	349,884
Size Ad	2381	Gross Are	4168	FinArea 3241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2007	4.93	T	9.6	101			600			600
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600